

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, APRIL 16, 2008 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBER:** Jill Arabe, Rami Talleh, Judy Demers, (recording secretary)

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

**ITEM NO. 1: COASTAL DEVELOPMENT PERMIT NO. 2008-003 (EDINGER AVENUE LANDSCAPE IMPROVEMENTS)**

**APPLICANT:** City of Huntington Beach, Public Works Department  
**REQUEST:** To permit the installation of landscaping and irrigation improvements within an unimproved roadway shoulder and the future construction of a 12 ft. wide asphalt bicycle/pedestrian trail.  
**LOCATION:** Edinger Avenue public right-of-way, 92649 (northside of Edinger Avenue between Countess Drive and Saybrook Lane)  
**PROJECT PLANNER:** Jill Arabe

Jill Arabe, Planning Aide, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Mary Beth Broeren, Zoning Administrator, inquired of staff the expected length of time needed for the stockpiling of construction equipment.

Joe Claudio, Senior Civil Engineer, Public Works Department, stated that the estimated construction time for the entire project is 60 days. He mentioned that the project does not have a start date as the Public Works Department is waiting for the necessary approval from the State. He clarified that the approval process could take up to one year.

**THE PUBLIC HEARING WAS OPENED.**

Gilbert Morris, 3631 Windspun, inquired of staff the exact location of the 12 ft. wide pathway.

Ms. Arabe, responded by clarifying that the pathway would be located at the far side of Edinger Avenue adjacent to the existing fence.

Mike Parkway, 3462 Grenada, stated that he would like to see diagrams or plans of the proposed project. Staff directed Mr. Parkway to the location of the information he was seeking.

Jeannie Gibert, 16222 Monterey Lane, questioned the location of the public access to the bike trail. Mr. Claudio, explained that the bike trail is a possible future feature, dependent upon the approval of Federal funding.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Ms. Broeren stated that she was going to approve the request.

**COASTAL DEVELOPMENT PERMIT NO. 2008-003 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15304 of the CEQA Guidelines, because the project consists of minor public alterations in the condition of Edinger Avenue right-of-way. The project includes the installation of new landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-003:**

1. Coastal Development Permit No. 2008-003 for the development project, as proposed, conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following Coastal Element Land Use Policies:
  - a. C.2.2.1: Encourage the utilization of easements and/or rights-of-way along flood control channels, public utilities, railroads and streets, wherever practical, for the use of bicycles and/or pedestrians.
  - b. C 4.6.5: Require additional landscaping and varying hardscape along the beach trail and roadway medians in the Coastal Zone.
  - c. C 4.7.1: Promote the use of landscaping material to screen uses that detract from the scenic quality of the coast along public rights-of-way and within public view.

The current unimproved roadway shoulder is a visual blight for residents and visitors traversing the Edinger corridor towards the coast. The proposed landscaping and irrigation improvements will provide an aesthetically attractive view to the designated scenic corridor. The future construction of a 12 ft. wide bicycle/pedestrian asphalt trail will allow tourists and

Huntington Beach residents to access coastal resources without impacting vehicular traffic. The proposed palette of trees, shrubs, and ground cover will enhance the streetscape.

2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project will not involve the construction of permanent structures. The landscape improvements will comply with the landscape provisions of the Huntington Beach Zoning and Subdivision Ordinance.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. Existing water lines and utilities will be extended to the proposed irrigation system. Irrigation and landscape improvements are proposed to enhance the visual appearance of an existing roadway.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. Public access will remain to coastal resources.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-003:**

1. The site plan and irrigation plans dated February 13, 2008 and the landscape plans with 12 ft. bicycle/pedestrian asphalt trail dated March 6, 2008 shall be the conceptually approved design.
2. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Any temporary stockpile of soil at the project site shall not exceed 8 feet in height.  
(PW)
3. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**THE MEETING WAS ADJOURNED AT 1:47 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, APRIL 23, 2008 AT 1:30 PM.**

A handwritten signature in black ink, appearing to read 'Mary Beth Broeren', written over a horizontal line.

Mary Beth Broeren  
Zoning Administrator

MBB:jd